



## Flat 4 Primary Court, Glebe Square

Leeming Bar, Northallerton, DL7 9DJ

**£575 Per month**



\*\* WELL PRESENTED ONE BED FIRST FLOOR FLAT \*\* Modern open plan kitchen and living area | Spacious double bedroom | Modern bathroom | Well located

The property comprises of an open plan living and kitchen area, double bedroom, and a bathroom. There is a spacious area outside the flats with parking spaces available.

The property benefits from electric heating and double glazing.

Leeming Bar is a large village with a number of pubs/hotels and a primary school. It is located between the market towns of Bedale (approximately 3 miles) and Northallerton (approximately 7 miles). Very well located for commuting with excellent access to the A1(M).



## Important Information

Deposit - £660

Sorry No Pets.

Council Tax Band A

Deposit - the deposit is refundable at the end of the tenancy, subject to the property being left in the same condition as when it was taken.

Property Holding Fee - £130 is required at application stage to secure the property. This is not an additional fee but rather will be deducted from the first months' rent at the outset of any successful tenancy. The fee will be refunded if we are unable to proceed with your application, e.g. due to references. If however you decide not to proceed for any reason we will retain this fee. Similarly, the fee will be retained if you fail Right to Rent checks, or if you have provided false or misleading information, or where you do not provide relevant information to assess your application.

On applying for a property we require a completed application from all persons on the tenancy agreement along with a deposit and photo ID. If a guarantor is required, an application is required from the guarantor along with photo ID.

If you wish to take a tenancy, we require credit, employers, and landlord references. As a rough guide we recommend that the tenant's gross salary is equivalent to at least two and half times the monthly rental income. Tenants are usually required to be prior residents in the UK for at least 6 months. Where a Tenant is unable to meet the required income or credit checks, the Tenant may possibly have a Guarantor agree to underwrite any rent liabilities.

Rent is due in advance. The first month's rent must be paid in advance with cleared funds prior to moving into the property. Further rental payments are due by standing order.

Rent is exclusive of all services and taxes unless otherwise stated.

Where the tenants have requested a change in the tenancy (such as swapping tenants), the landlord will charge a fee of £50 (including VAT) to make this change.

### Inner Hallway

Stairs from a communal hallway lead up to the entrance door. Door opens into built-in cupboard. Separate doors open into bedroom and bathroom. Opens into kitchen and living area.

### Living Area

14'0" x 8'7" (4.27 x 2.62)

Double glazed bay window to front elevation with open views. TV point. Two electric heaters.

### Kitchen Area

14'0" x 8'2" (4.27 x 2.50)

Fitted kitchen with a range of modern white glazed base and wall units with black granite effect work surfaces with tiled splashbacks. Space for electric cooker with extractor hood over. Stainless steel sink unit with drainer and mixer tap. Plumbed for automatic washing machine and dishwasher. Vinyl tiled effect flooring. Double glazed window to front elevation.

### Bedroom

14'10" x 10'4" (4.53 x 3.16)

Door opens into a large double bedroom. Two double glazed windows to rear elevation. Electric heater. Door opens into built-in cupboard.

### Bathroom

Door opens into bathroom. Modern three piece suite in white comprising of panelled bath with shower over and glass shower screen; pedestal wash hand basin; and low level WC. Door opens into built-in cupboard housing pressurised water cylinder. Chrome ladder style towel rail/radiator. Vinyl tiled effect flooring. Extractor fan.

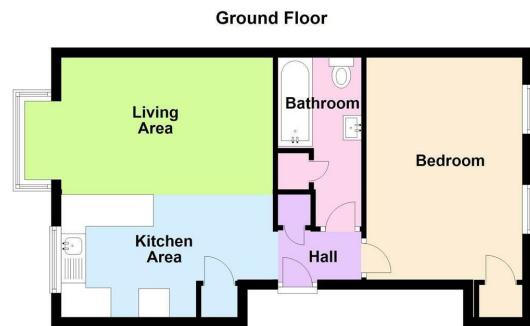
### Outside

There is a small outside area to the front and side of the flats, including bin storage area. To the rear of the property are a number of parking spaces for the flats. An outside door opens into a storage space for use by the flat.

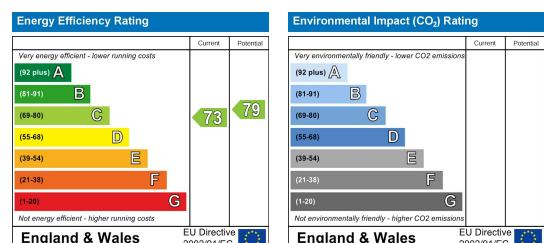
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.